



PREPARED FOR THE PLAN COMMISSION AND COMMON COUNCIL

Proposal: Official Map Amendment – 2202-2320 Darwin Rd.

Legistar File ID #: [74140](#)

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On November 7, the Plan Commission will consider an amendment to the Official Map, to be followed by Common Council consideration on November 22.

Staff supports the recommendation of both the Transportation Policy and Planning Board on October 24 (TPPB) and the Board of Public Works (BPW) on November 2, which is to eliminate the east-west right-of-way reservation into the site from Packers Avenue, but to retain the north-south right-of-way reservation into the site from Darwin Road, acknowledging that this portion would be reserved to support longer-term future redevelopment in the area, but need not be constructed concurrent with imminent development of the site.

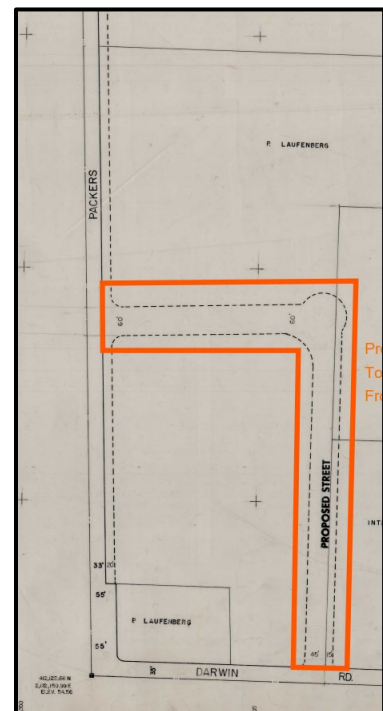
Analysis & Conclusion

As noted in the [resolution](#), the City has utilized the Official Map since 1966 to reserve space for future rights-of-way and parks. No building permits for construction of new buildings or additions may be issued within reserved areas, and when a property owner seeks to divide or combine property within or including an area reserved on the Official Map, the area must be dedicated to the public (MGO Sec. 16.23(3)(a)2.)

As the Plan Commission is aware, the City in recent years has utilized Official Map amendments to reserve the most critical future streets pursuant to recently adopted subarea plans as a tool to organize future (re)development in areas recommended for significant growth or change, and it is in the City’s interest to maintain Officially Mapped future street reservations when we anticipate that they will be a high-priority to support access and connectivity for future (re)development.

Since 1972, the subject 8-acre site at the northeast corner of Darwin Rd. and Packers Ave. has included two intersecting mapped reservations for future local streets as shown here. The site is located just south of the Oak Park mobile home community, was once contemplated as a future expansion of that use, and has expired “Planned Mobile Home Park” Zoning.

The Comprehensive Plan (2018) recommends future Employment land uses. The [Northport Warner Sherman Neighborhood Plan](#) (2009) includes hypothetical development concepts showing the north-south street in both cases and the east-west portion in one. Finally, this site was explicitly identified during the 2021 *President’s Work Group on Environmental Justice* process as a site *inappropriate* for future residential use.



The owner of the subject site is preparing to reconfigure, rezone, and convey the site for development with two separate uses generally consistent with the plan recommendations for Employment uses. Representatives for the owner have expressed strong concerns about the cost and other implications of dedication and construction of the two future streets shown on the Official Map, and District 18 Alder Charles Myadze has sponsored this amendment to the Official Map, accordingly.

In considering the proposed amendment, staff has evaluated the relative importance of the two areas reserved for future streets to support a variety of future development possibilities, and whether either are critical to maintain for imminent and longer-term development in the area.

In this case, staff supports the recommendations of the TPPB and BPW to eliminate the reservation for the future east-street from the Official Map, but to retain the future street reservation for the 60-foot wide north-south street. Staff does not believe that the continued reservation and dedication of right-of-way for the future north-south street will unduly impact the imminent development of the subject site, and notes that it is relatively important to maintain, particularly to support connectivity for any future redevelopment of the mobile home park property to the north.

While not directly before the Plan Commission as part of the Official Map amendment being contemplated at this time, it is important to clarify two items that will come up in the near future, when the property owner seeks a Certified Survey Map (CSM) approval for a land division associated with the site.

- As per MGO Sec. 16.23(3)(a)2, the reserved north-south future street will need to be *dedicated* to the public concurrent with the CSM approval.
- As per MGO Sec. 16.23(9)(c)6, the Common Council may make a determination that street *construction* need not occur as a condition of approval of a CSM. Both the TPPB and BPW have recommended that construction of the future north-south street need not occur along with the imminent (re)development of this site, and staff supports this recommendation. This important detail will need to be clarified in a future approval of a CSM, rather than with the Official Map Amendment currently before the Plan Commission and Common Council

Recommendation

Consistent with recommendations from the Transportation Policy and Planning Board and the Board of Public Works, Planning Division staff recommend that the Plan Commission forward a recommendation to the Common Council that the reservation for the east-west future street be removed from the official map, but that the north-south reservation remain.